

# Real Estate Opportunities in City and Suburbs for Tribune Readers

## New York's Old Buildings Being Put in Condition

### Shortage of Modern Structures Encourages Revamping of Oldtimers; Income Warrants Expense

Since the statement of Abram Elkus, of the New York state committee on reconstruction, that there were 10,000 vacant tenement-apartments in the city, it has been obvious that here was a possible source of relief from the pressing demand for moderate priced apartments. It was stated in the commission's report, however, that these tenements as they stood were practically valueless as an answer to the housing question, because they were of the "old-law" type, lacking the sanitary equipment and lighting required for decent living.

On this account, considerable interest attaches to the reports of the renovating of old tenements as noted by the New York Edison Company, which has within the last few weeks received an unprecedented number of contracts for the electric lighting of old tenements and residences being remodelled. The use of electricity for the public lighting of old tenement buildings is by no means a novelty, but the introduction of electricity into apartments of the most modest sort is an indication of the attempts of owners to bring their "old-law" buildings up to date, at least in the matter of better lighting.

One of these contracts relates to the lighting of an old brownstone residence erected on Columbia Street, one of a row. Should this venture be successful the row will be wired.

A tenement on Chrystie Street, near Hester, containing thirty-eight apartments, is to be supplied with electricity. A little further uptown, on Second Avenue, similar installations are being made by the owners.

Another active section is the middle of the town, in the immense stretches of tenements and cheap apartments east of Third Avenue and west of Seventh, both of which received special attention in the detailed reports of the State Commission. Nine old tenement buildings, between Forty-second and Fifty-ninth Streets, on the East Side, are undergoing improvements, including electric lighting, while five more are arranging for electric lighting of public halls. On the West Side, in a similar territory, twenty old structures are being wired throughout for electricity.

Besides a row of old-time tenements belonging to the Goetz Estate and located at 421 to 431 Park Avenue, which are being transformed into apartments more in keeping with the present value of their site, the East Eighty-sixth Street office of the New York Edison Company reports twelve old tenements capable of housing 200 families are undergoing renovation.

In the central part of town there is much wiring of halls and stairs in old tenement and apartment buildings, both to the east and west of the higher priced sections.

Throughout the Bronx great activity among the owners of the older tenements is reported. Near Wale Avenue and East 135th Street eight houses with accommodations for twenty-eight families are being wired for electricity throughout, and eight houses on Franklin Street, housing 192 families, will have 2,430 electric lights. Other streets on which similar improvements are being carried out are Freeman Street, Tiffany Street, Crotona Avenue, Park Avenue, Clay Avenue, Washington Avenue, Teller Avenue, Findlay Avenue, Shakespeare Avenue, East 131st Street, East 131st Street, East 133rd Street and East 137th Street.

## Homes in Brooklyn Offered at Auction

### Executors' Sale Also Include Properties in Queens and in Long Island

The Jere Johnson, Jr., Company, will hold executors' sales in the Brooklyn Real Estate Exchange on Tuesday, September 2, of realty in Brooklyn, Queens and Long Island. The properties to be sold are:

For the estate of Marshall S. Driggs, 279 Washington Avenue, Brooklyn, a plot running through to Hall Street with a three-story detached frame house; for the estate of Harrison B. Moore, 59 Sands Street, at the corner of Adams Street, three and four-story brick buildings with store, and on Luquer Street a vacant lot, between Hicks and Columbia Streets; for the estate of Geo. A. Domingue, 64 and 66 Mariner Street, a two-story frame house and a one and a half story frame house, 374 and 376 South Second Street, a three-story tenement and a two-story frame dwelling; for the estate of Warren A. James, 101 First Street, a two-story frame building; for the estate of Cornelius J. Ryan, at Whitestone Avenue and detached frame dwelling, a large detached frame dwelling, for the estate of Chas. Stocker, on Atfield Street, Dunton, L. I., two lots, and for the estate of Chas. Meinken, at South Haven Avenue and First Place Avenue, Bellport, L. I., two plots.

## May Rent Safe With Office in California

Service has been carried further in San Francisco office buildings than here. Over on the coast, certain building owners provide safes for the use of tenants on a rental basis, according to information which has come to the New York Building Managers' Association, whose business it is to watch for betterments in the management of business and residential property.

And larger ones are rented at \$1 a month. It is a new source of revenue for the building owner and very likely will be introduced here as it is being proved to be a success.

In the large and costly apartment houses safes have been built into the walls of bedrooms for the storing of jewels, but similar protection has not been introduced in the commercial buildings of the city or even been suggested.

The California scheme eliminates the moving in and out of safes, which is a wear and tear on a building.

**Billy Murray Buys Rockville**  
Centre Site for Home

Billy Murray, the comedian, has purchased from W. J. Boller in Lincoln Avenue, Rockville Centre, L. I., a site on which he will build a residence.

**Sale of Flushing Residence**  
The two-family brick dwelling at 160 Twentieth Street, Broadway, Flushing, has been sold by Robert Bruce to John P. Smith. It is on a plot 27x100 feet. J. Albert Johntra was the broker.

**Sells Home at Orange**  
Edward P. Hamilton & Co. have sold for J. A. Davidson his residence at 12 Mount Vernon Avenue, Orange, N. J., to C. B. Cook.

**Sale in East 118th Street**  
Charles Garfield has sold the five-story apartment on plot 27x100, at 26 East 118th Street.

**Propriety in Stapleton Sold**  
The Clinton Trading Corporation has sold to Anthony Sidoti and Rosario Doria a one-family frame dwelling at 1155 Clove Road, Clove Park, Stapleton, S. L., on plot 115x108. Philip Bisconte was the broker.

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**CITY PROPERTY FOR SALE**  
HEBS Business Property

**Activity in Brooklyn**  
Trading Keeps Up

**Investor Buys Greene Avenue**  
Apartment; Dwellings in Different Sections Sold

**Burling & Swan** have sold 609  
Greene Avenue, a three-story apartment  
on lot 23x100, for G. Brown, to a  
client for investment. They also sold  
72 Van Buren Street, a two-family  
dwelling on lot 18x100, for W. War-  
nock, 128 First Street, one-family  
dwelling, on lot 25x60, for E. Dore, and  
525 Greene Avenue, a two-story dwelling  
on lot 20x100 for M. C. Balmi.

The Bulkley & Horton Company has  
sold 25 Brevoort Place, a three-and-a-  
half-story and basement one-family  
dwelling on lot 20x120, for Charles G.  
McKendrick.

Howard C. Pyle & Co. have sold 175  
Clinton Street, a four-story store and  
dwelling, for the estate of M. Kalischer  
to H. Holtmann.

F. C. Sauter has sold for John Suid-  
man to Roy C. Swan the two-story and  
cellar white stone front two-family  
dwelling at 7504 Seventh Avenue.

**Dwelling in Yonkers**  
Bought by Physician

David Stewart has sold for the  
Bystrom Realty Company the three-story dwelling  
on the north side of Panahaw Avenue, 192  
feet west of Leighton Avenue, Van  
Cortlandt Terrace, Yonkers, on plot,  
75x153, irregular, to a physician.

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